



BOARD OF COUNTY COMMISSIONERS

Planning and Development
Planning and Zoning
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940
(321) 633-2070 Phone

LAND DEVELOPMENT WAIVER APPLICATION

This form should be used for all waiver requests or appeals associated with the Code of Ordinances, Section 62, as it relates to Subdivisions, Minor Subdivisions, and Site Plans. Fees for Waivers are \$775.00.

Application Type:

- Subdivision Waiver
Site Plan Waiver
Other

If other, please indicate

Tax Account Numbers:

24-35-01-25-13-12

Tax Account 1

Tax Account 2

Project Information and Site Address:

CRS Grissom

Mary Davis; Jerry w/ Davis Trust

Project Name

Property Owner

101 S. Twin Lakes Rd. Cocoa

FL 32926

Street

City

State

Zip Code

Applicant Information:

Matt Cason

Concept Development, Inc.

Applicant Name

Company

1449 SW 74th Dr, Suite 200 Gainesville

FL 32607

Street

City

State

Zip Code

(352) 333-3233

matt@conceptcompanies.net

Primary Phone

Secondary Phone

Email Address

**Engineer/Contractor (if different from applicant):**

Randall Scott Olney		CHW	
Engineer or Project Manager		Company	
11801 Research Dr.	Alachua	FL	32615
Street	City	State	Zip Code
(352) 331-1976		randyo@chw-inc.com	
Primary Phone	Secondary Phone	Email Address	

**Description of Waiver Request and Code Section:**

This is a waiver request to Section 62-3202(h)(10) which requires a wall along property boundaries between parcels zoned BU-1, BU-2, or industrial zonings and residential zonings. Therefore, a wall is required along the north property line of the project site. A wetland in the northeast corner of the site prevents the wall from extending all the way to the east property line. A wall is proposed along the north property line, but stops at the wetland buffer line to avoid wetland impacts. Therefore, this waiver request is for the wall to stop at the wetland buffer to avoid wetland impacts.

If you wish to appeal any decision made by County staff on the wavier, you may request that the Board of County Commissioners make a determination. The Board's decision approving or disapproving the waiver or interpretation is final.

  
Owner/Applicant Signature

Matt Cason  
Print Name

**Land Development Application Document Submittal Requirements**

Waivers for Site Plans or Subdivisions require an application, waiver criteria (listed below), an 8 ½-inch x 11 inch vicinity map, and a fee of \$775.00.

**Waiver Criteria for Subdivisions and Site Plans**

For a waiver to be considered and approved by staff, your request must comply with all of the following criteria. Please explain, in detail, how your request meets the following conditions.

1. The particular physical conditions, shape, or topography of the specific property involved causes an undue hardship to the applicant if the strict letter of the code is carried out.

An existing wetland on the northeast side of the property.

2. The granting of the waiver will not be injurious to the other adjacent property.

The wetland extends to the southeast portion of the adjacent property to the north.

3. The conditions, upon which a request for waivers are based, are particular to the property for which the waiver is sought and are not generally applicable to other property and do not result from actions of the applicant.

The wetland is existing and the require wall would impact it if waiver is not granted.

4. The waiver is consistent with the intent and purpose of the county zoning regulations, the county land use plan, and the requirements of this article.

Yes, because the wall is proposed along the remainder of the northern property boundary.

5. Delays attributed to state or federal permits.

N/A

6. Natural disasters.

N/A

7. County development engineer and affected agencies concur that an undue hardship was placed on the applicant. (To be filled out by County staff)

**Office Use Only**

Request Date

Fees

Board Date

Original Project Number

Waiver Number

Coordinator Initials

Reference Files

County Manager/Designee Approval